

Photograph is indicative only



The Silverleaf 162 Oakhill Tonbridge Road, Hildenborough, Tonbridge, TN11 9EW

Asking price £1,200,000

Jack Charles
Estate Agents

Sales & Lettings

FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.

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THE
SILVERLEAF

4 BEDROOM HOME

HOUSE NO.162

TOTAL AREA: 171.5 SQ M 1,846 SQ FT

THE COPSE

- A large 4 bedroom family home with detached double garage
- A separate study provides the perfect work-from-home privacy
- Dining area and kitchen with adjoining utility room, opens out onto patio
- Three bedrooms and three bathrooms on first floor
- Living space on second floor includes double bedroom, shower room and storage

OAKHILL



- Stunning Detached Family Home
- Four Double Bedrooms
- Four Bathrooms Inc 2 Ensuities
- Open plan Kitchen/Dining Room
- Separate Living Room With French doors To Garden
- Study With Aspect To Front
- Spacious Reception Hall
- Cloakroom/WC
- Double Garage, Drive & Gardens

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

GROUND FLOOR



KITCHEN/DINING	7050 X 2960 MM	23'2" X 9'8"
LIVING	5395 X 3580 MM	17'8" X 11'8"
STUDY	2910 X 3450 MM	9'7" X 11'4"
UTILITY	1800 X 2035 MM	5'11" X 6'8"

FIRST FLOOR



BEDROOM 1	4950 X 3020 MM	16'3" X 9'8"
BEDROOM 2	3650 X 3330 MM	12'0" X 11'10"
BEDROOM 3	3315 X 3255 MM	10'10" X 10'8"

SECOND FLOOR



BEDROOM 4	5100 X 3020 MM	15'10" X 9'11"
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▶ Measurement Points W: Wardrobe C: Cupboard Water Cylinder Reduced Ceiling Height
SW: Space for Washing Machine LH: Loft Hatch SWM: Space for Washing Machine RL: Roof Light

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only. Garden and patio sizes may vary. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on other pages. Direction of the parquet flooring may vary.

Important Notice:
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TO BE SOLD

The Silverleaf is an attractive four-bedroom detached house, encompassing a total area of 1,846 square feet and spread across three storeys. It is situated at the end of a private drive that leads to only two houses, with a country park located nearby.

Upon entering, you are greeted by a welcoming reception hall that provides access to an open kitchen and dining area, which offers views of the rear garden. Adjacent to the kitchen is a utility room, enhancing functionality. The front of the house features a study, while a spacious living room, equipped with windows on both the rear and side, includes double doors that open to the garden.

The first floor comprises three double bedrooms. The master bedroom is particularly noteworthy, as it includes a dressing area, fitted wardrobes, and an ensuite bathroom. The second bedroom also has its own ensuite shower room, while the third bedroom utilises the family bathroom. The second floor is designed for versatility, featuring a fourth bedroom, a large store room, and an additional shower room, perfect for accommodating guests.

Outside the property is further enhanced by a beautifully enclosed garden, a double garage, and parking.

OAKHILL

Oakhill is a brand new gated estate set in 30 acres of beautiful Kent countryside, comprising an impressive collection of 1, 2 and 3 bedroom apartments and 3, 4 and 5 bedroom houses. Berkeley have also redeveloped the stunning Grade II Listed building converting Oakhill House it into wonderful bespoke apartments.

Residents will benefit from stunning views across the mature landscaped surroundings. The train station at Hildenborough provides connections to London Bridge in 32* minutes. Exclusive residents' facilities including a gym, cinema room, padel court, co-working space and outside BBQ area.

*Journey times approximate only. Source: nationalrail.co.uk and Google maps
**CGI's are indicative only Source: nationalrail.co.uk and Google maps

Tucked away in the heart of the countryside, Oakhill in Hildenborough is one of Kent's best-kept secrets.

Enter the gated estate to discover an exquisite collection of 1, 2 & 3 bedroom apartments and 3, 4 & 5 bedroom houses. They are set in 30 acres of beautiful parkland, surrounding the original 19th-century Oakhill House, which has now been converted into six exclusive apartments. Explore the private Residents' Club with its cinema, gym, BBQ area, padel court and a spacious co-working space. With every step, a new view of the Kentish countryside unfolds.

The 30-acre parkland estate has a grand history. It's been at the heart of Hildenborough village life since its foundation in 1804. Today, Oakhill continues this legacy by returning the Grade II listed Oakhill House to its original residential use, converting existing buildings into elegant apartments, and

building new homes inspired by the traditional English style.

Explore further afield and you will discover the vibrant market town of Tonbridge with its medieval castle; wonderful gardens and country walks in the Kentish wilderness; and excellent primary, secondary, private and grammar schools.

The enchanting towns of Sevenoaks and Royal Tunbridge Wells are just 6 and 9 miles away*, respectively. There, you will find impressive stately homes and Georgian architecture, as well as a selection of galleries, theatres, and Michelin-starred restaurants.

SPECIFICATIONS

KITCHEN

- Shaker cabinet doors in a matt lacquer finish
- Soft-close cabinet doors and drawers
- Handles to base and tall cabinets
- 20mm Silestone worktops
- Silestone upstands with full height splashback behind hob
- LED strip lighting to underside of wall cabinets
- Stainless steel undermount sink with stylish brushed steel mixer tap
- Integrated waste separation recycling bins
- Siemens built-in single oven
- Siemens built-in oven with microwave function
- Siemens 5 zone induction hob
- Elica concealed extractor above induction hob
- Bosch fully integrated dishwasher
- Built-in separate larder fridge and freezer (freezer within utility to some types)*
- Undercounter single zone wine cooler

UTILITY ROOM

- Shaker cabinet doors in a matt lacquer finish
- Soft-close cabinet doors
- 20mm Silestone worktops and Silestone upstands
- Stainless steel undermount sink with stylish brushed steel mixer tap
- Space and plumbing for washing machine and tumble dryer

WC

- Framed mirror above basin
- Roca wall hung hand-washbasin
- Stylish polished chrome Vado brassware including:
 - Single lever basin mixer
 - Paper holder
 - Hand towel rail
- Dual flush WC with concealed cistern, soft-close seat and cover
- Amtico wood-effect vinyl flooring, laid in stripwood pattern
- Half height feature tiling to washbasin and WC wall. Timber skirting and paint finish to remaining walls

BATHROOM

- Bespoke cabinetry to bathroom including:
 - Recessed mirror cabinet with feature framing, complete with internal shelving and shaver socket
 - Drawer unit with soft closing function below washbasin
 - Bath panel with removable front fascia and feature groove detail
- Bespoke family bathroom design
- Contemporary wall lights to frame either side of mirror cabinet
- Silestone vanity top
- Roca under countertop washbasin
- Luxury steel bath with glass screen, bath filler waste and overflow, and multi-function slide rail shower kit
- Stylish polished chrome Vado brassware including:
 - 3 hole basin mixer
 - Concealed thermostatic bath/shower valve
- Robe hooks
- Paper holder
- Dual flush WC with concealed cistern, soft-close seat and cover
- Heated stainless steel towel radiator
- Contemporary floor tiles
- Full height wall tiling to walls above bath. Half height feature tiling to washbasin and WC wall. Tiled skirting and paint finish to remaining walls

ENSUITE

- Bespoke cabinetry to en suite including:
 - Drawer unit with soft closing function below washbasin
- Silestone vanity top
- Roca under countertop washbasin
- Shower enclosure with ceiling mounted shower head and hand-held shower
- Stylish polished chrome Vado brassware including:
 - 3 hole basin mixer
 - Concealed thermostatic shower valve
- Robe hooks
- Paper holder
- Dual flush WC with concealed cistern, soft-close seat and cover
- Heated stainless steel towel radiator
- Contemporary floor tiles
- Full height wall tiling to shower enclosure. Half height feature tiling to washbasin and WC wall. Tiled skirting and paint finish to remaining walls

INTERIOR FINISHES

- White painted 2 panel internal doors with feature groove detail
- White painted glazed door between hallway and kitchen
- Stylish polished chrome lever handles
- White painted skirting boards and architraves with stepped chamfer profile
- Wire shelving system to linen cupboard (where possible)*
- Contemporary painted staircase with feature groove detail to newel posts and spindles
- Amtico wood-effect vinyl flooring to ground floor, laid in parquet pattern
- Luxury carpet fitted to stairs, landing, bedrooms and upper floor cupboards.

Stair runner to 4 & 5 beds
• Bespoke fitted wardrobes with full height hinged doors to bedroom 1. Internal fittings to include shelf, hanging rail and mirror to inside of hinged door. LED strip light installed to underside of shelf

HOME ENTERTAINMENT

- Television point with wiring for Sky Q (subject to future purchaser subscription) provided to living room, dining area, bedrooms, family area and dining rooms (where applicable)**
- Data point provided to hall cupboard, living room, dining area, bedrooms and family area (where applicable)**

ELECTRICAL & LIGHTING

- LED downlights to hallway, kitchen, dining area, utility room, landings, WC, bathroom and en suite
- Pendant lights to living room, study, dining room and bedrooms (where applicable)*
- Smart lighting system offering App controllable lighting to kitchen, dining area and living room
- Main 'on/off' light switch adjacent to front door
- 2-way light switch to bedroom 1
- Stainless steel sockets above kitchen worktops
- USB socket to kitchen, living room, bedrooms 1, 2, 3 and study (where applicable)*
- Shaver socket to bathroom and en suite

HEATING & HOT WATER

- Gas fired central heating system with system boiler and cylinder
- Underfloor heating installed to ground floor
- Radiators installed to first floor. Towel radiators to bathroom and en suites.
- Smart heating system offering App controlled heating and hot water
- Mechanical ventilation system

EXTERNAL

- Carport or garage with power and lighting
- Landscaped front gardens
- Patio area and turfed rear garden
- External power point and tap to rear gardens

SECURITY & PIECE OF MIND

- 10-year Premier guarantee
- Mains fed smoke/heat/CO detectors
- Wiring for future installation of wireless security alarm system
- 2-year Berkeley warranty with our dedicated customer service team

THE RESIDENTS' CLUB

The residents' club, centrally located within the apartment buildings, is just moments away from your front door. Find a quiet spot for work, watch your favourite films in the cinema, and catch up with friends. Take part in a spirited match on the padel court, get your heart pumping on the treadmill, or host a



Indicative Photography of Berkeley Show Home





